



ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION

PERMIT
PERMIT NUMBER: EP-23-013735
APPROVED DATE: 08/22/24
APPROVED

THESE CONSTRUCTION PERMITS WERE REVIEWED AND APPROVED BY THE
ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE 2001
ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS
PERMIT IS VALID FOR 90 DAYS AND MUST BE RENEWED PRIOR TO EXPIRATION.
FIRE FLOW: 1750 GPM, 1 HOUR, 1.5 INCH

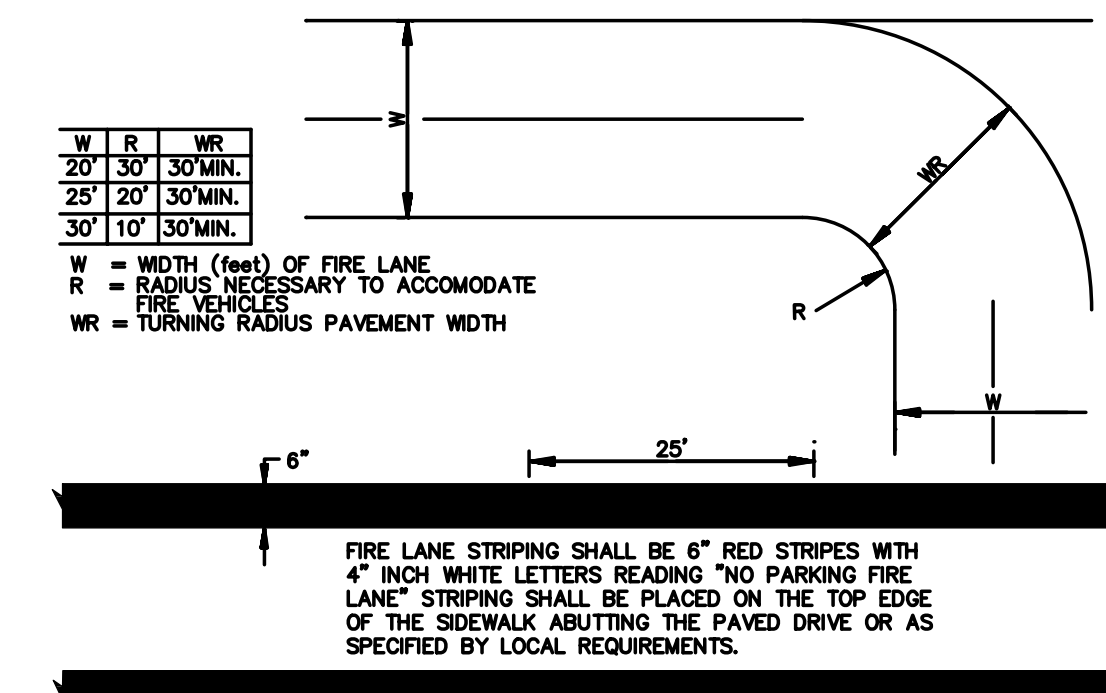


VICINITY MAP

B14

LEGAL DESCRIPTION:

LT 2-A LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSING PHASE II) CONT 1.5908 AC
LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSING PHASE II) CONT 1.5483 AC



FIRE LANE MARKING

N.T.S.

KEYED NOTES

- | | |
|--|--|
| 1 EXISTING UNOBSTRUCTED PUBLIC FIRE HYDRANT | 6 PIV |
| 2 BUILDING ADDRESS (TYP.) | 7 FDC |
| 3 KNOX BOX | 8 8"x6" REDUCER |
| 4 PROPOSED FIRE HYDRANT AND 6" GATE VALVE | 9 2-HOUR FIREWALL (TYP.) |
| 5 PROPOSED PRIVATE FIRE HYDRANT AND 6" GATE VALVE PAINTED ORANGE | 10 1" MULTI-USE DOMESTIC AND FIRE SERVICE LINE, PER ABCWUA STD DWG 2394 (TYP.) |

NOTES

- ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHAL.
- FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75000 LBS.
- KEY BOX (KNOX BOX) SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED.
- BACK FLOW PREVENTOR SHALL BE INSTALLED WHERE RESIDUAL FLOW IS POSSIBLE.

LEGEND

- | | |
|-------|---------------------------|
| — | CURB & GUTTER |
| - - - | BOUNDARY LINE |
| — | BUILDING |
| - - - | EXISTING CURB & GUTTER |
| - - - | EXISTING BOUNDARY LINE |
| — | FIRE ACCESS |
| - - - | NO PARKING FIRE LANE LINE |
| ● | EXISTING FIRE HYDRANT |
| ● | PROPOSED HYDRANT |

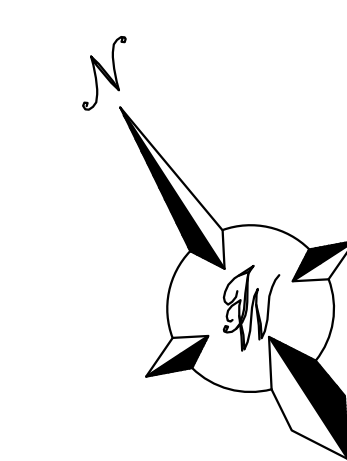
ALBUQUERQUE, NM

BUSINESS PARK MX-L AND MX-T
OCCUPANCY TYPE: MIXED USE,
ASSEMBLY NFPA 101 2018 CHAPTER 6

BUILDING A
BUILDING AREA: 4,056 SF
1 STORY HIGH BUILDING
CONSTRUCTION TYPE: V-B
BUILDING IS SPRINKLERED
MAX BUILDING HEIGHT 18'-0"
FIRE-FLOW = 2,000 GPM

BUILDING B & C
BUILDING AREA: 5,000 SF
1 STORY HIGH BUILDING
CONSTRUCTION TYPE: V-B
BUILDING IS SPRINKLERED
MAX BUILDING HEIGHT 18'-0"
FIRE-FLOW = 2,000 GPM

DWELLING UNIT (LARGEST):
MAX BUILDING FOOTPRINT: 2,130 SF
1 STORY HIGH BUILDING
OCCUPANCY TYPE: R2
CONSTRUCTION TYPE: V-B
RESIDENTIAL SPRINKLER SYSTEM
MAX BUILDING HEIGHT 18'-0"
FIRE-FLOW = 1,500 GPM



GRAPHIC SCALE



CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

ENGINEER'S SEAL
RONALD R. BOHANNAN
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7868
PROFESSIONAL ENGINEER
04-08-24
RONALD R. BOHANNAN
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RETAIL AT 7 BAR ALBUQUERQUE, NM	DRAWN BY pm/as
FIRE ONE PLAN	DATE 07-29-24
TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING
	SHEET # F-1
	JOB # 2023004

